

# Rezoning Petition No. 2020-150

Evolve Acquisition, LLC, Petitioner

Community Meeting

December 3, 2020

# Agenda

- I. Introduction of Rezoning Team Members
- II. Current Rezoning Schedule
- III. Site/Current Zoning/Rezoning Request
- IV. Information on Evolve
- V. Review of Rezoning Plan
- VI. Questions

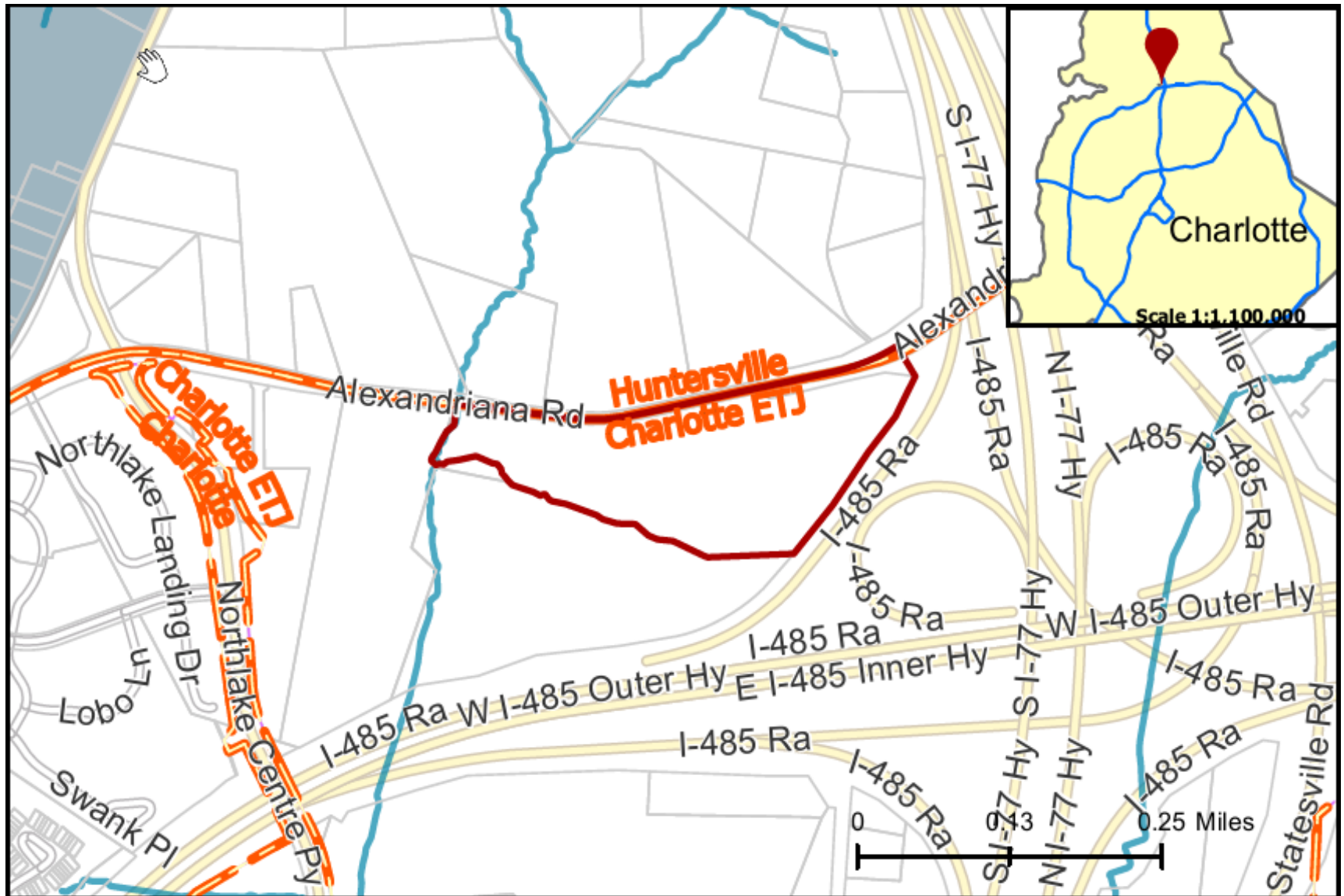
# Rezoning Team

- Matt Rogers, Evolve Acquisition, LLC
- Nick Bushon, Design Resource Group
- John Carmichael, Robinson, Bradshaw & Hinson

# Current Rezoning Schedule

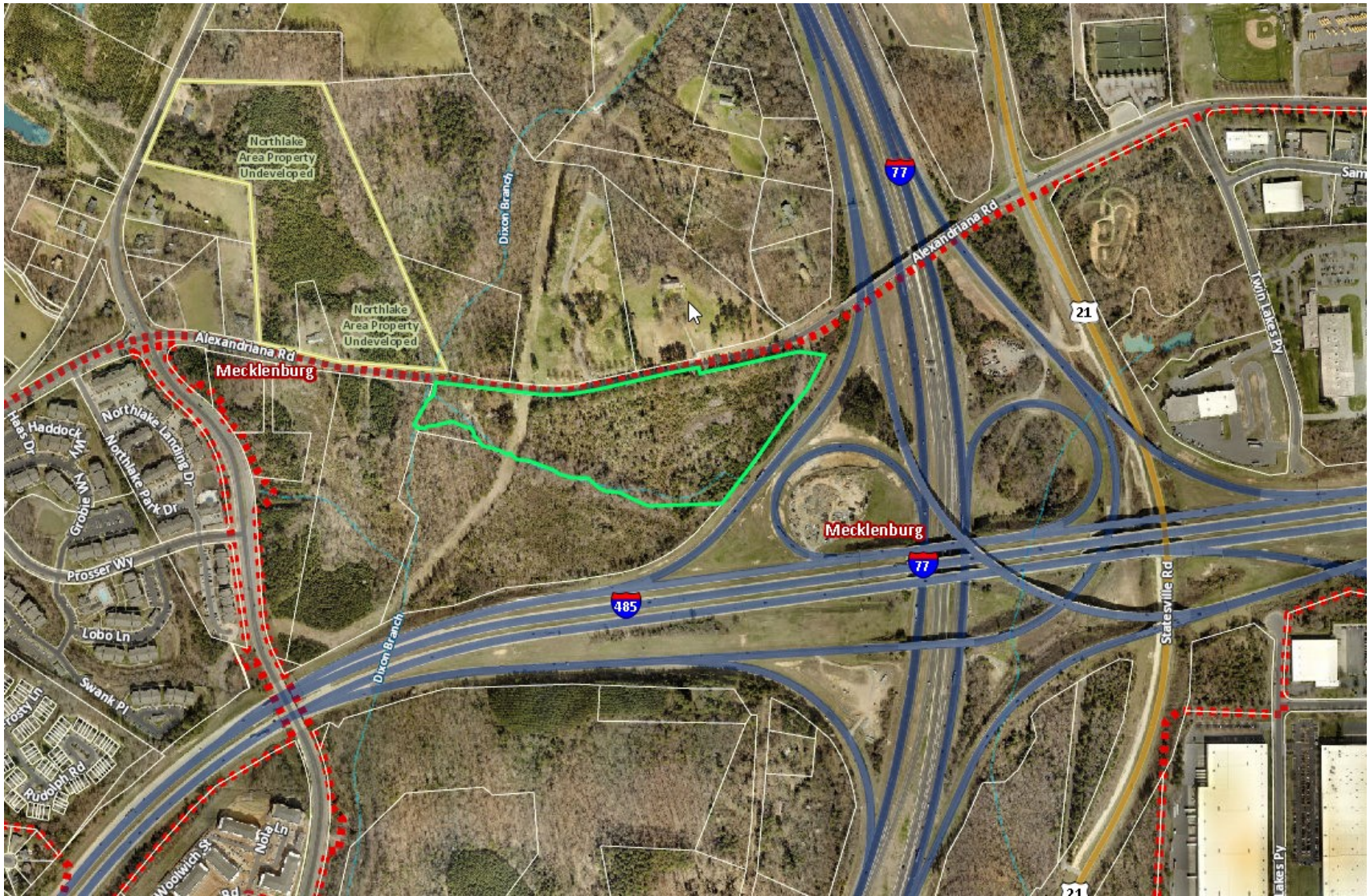
- Public Hearing: Tuesday, January 19, 2021 at 5:00 PM at the Charlotte-Mecklenburg Government Center
- Zoning Committee: Tuesday, February 2, 2021 at 5:30 PM at the Charlotte-Mecklenburg Government Center
- City Council Decision: Monday, February 15, 2021 at 5:00 PM at the Charlotte-Mecklenburg Government Center

# Site – 20.267 Acres



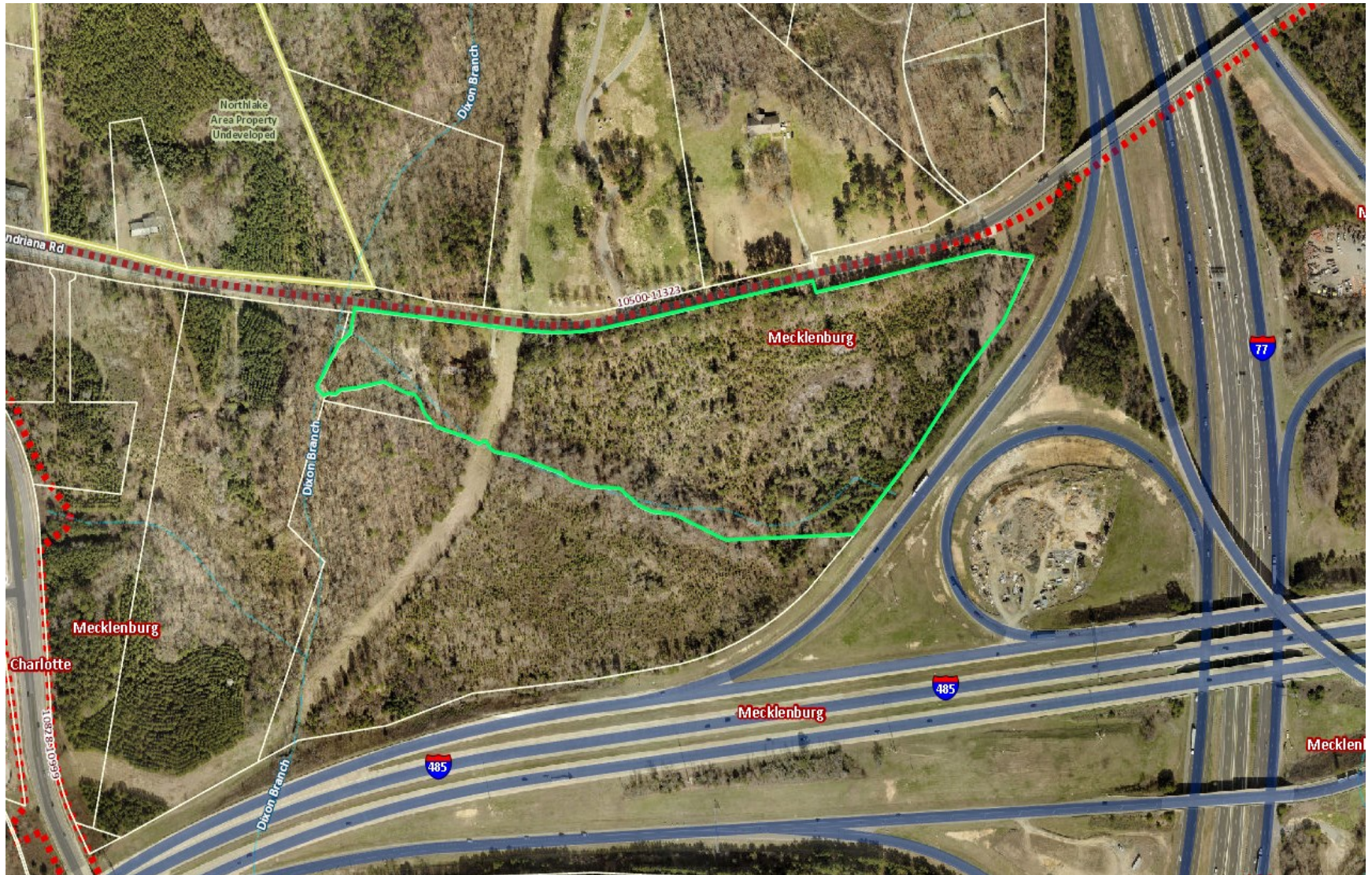


# Site – 20.267 Acres



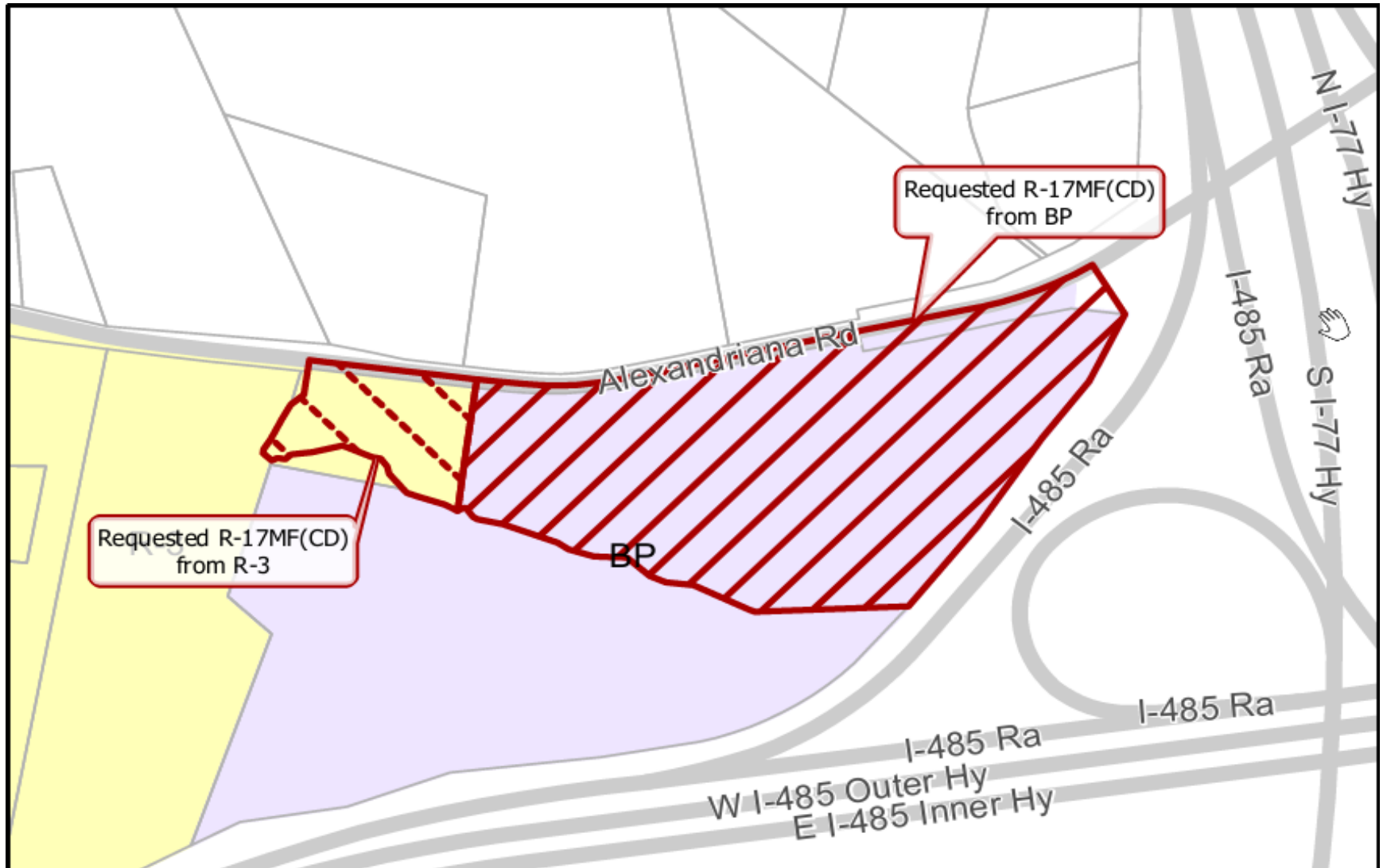


# Site – 20.267 Acres





# Current Zoning of the Site and Surrounding Parcels






## Rezoning Request

Requesting that the site be rezoned from the BP (Business Park) and R-3 (Single Family) zoning districts to the R-17 MF (Multi-Family) (CD) zoning district to accommodate the development of a multi-family residential community on the site that would contain a maximum of 312 multi-family dwelling units





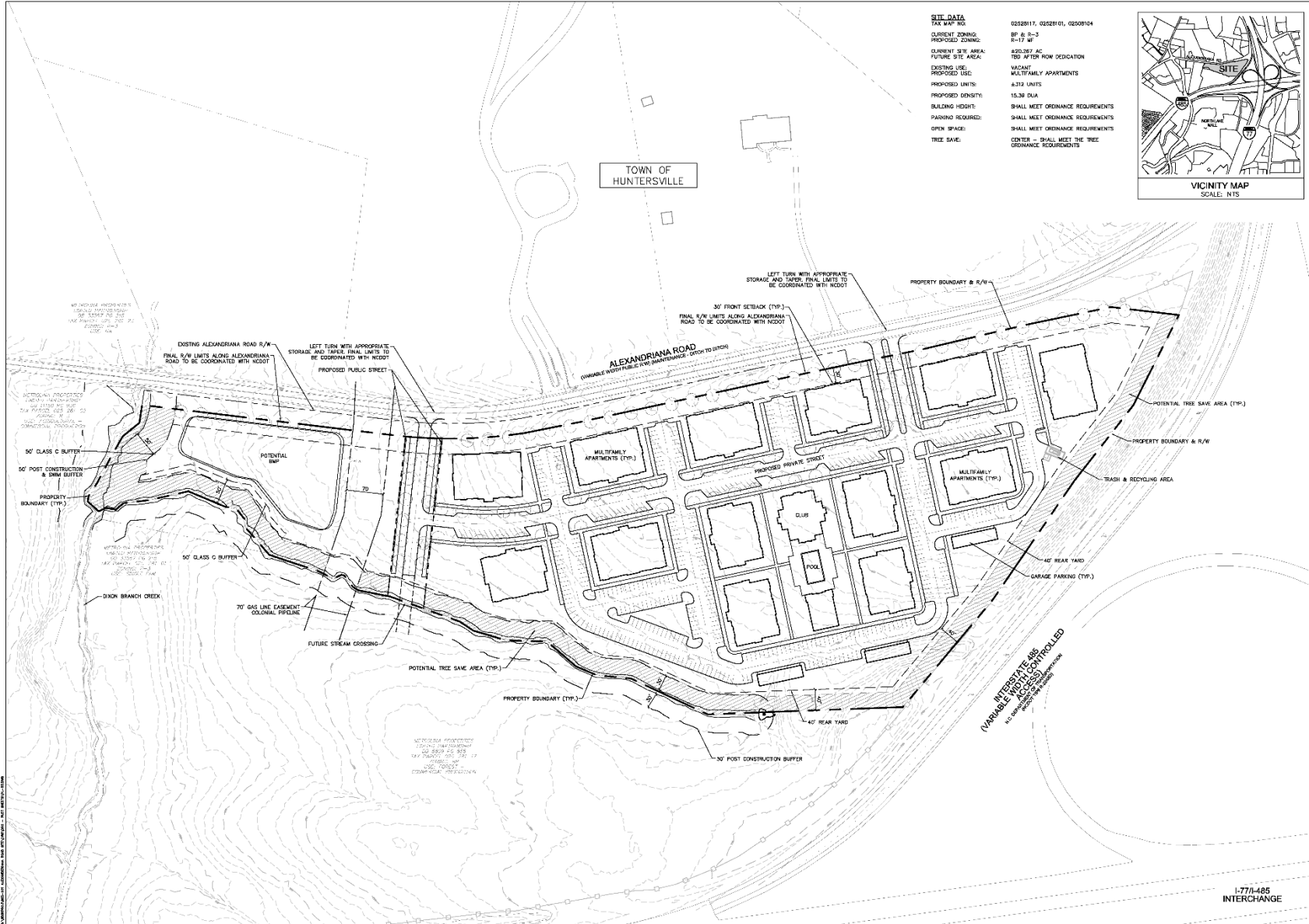


Evolve Companies is a North Carolina based multi-family community developer, contractor and property manager with a rapidly expanding foothold in the mid- and southern Atlantic region of the United States. We develop with the intent to own and operate each of our communities long into the future.



# Rezoning Plan





#### SITE DATA

TAX MAP NO.

CURRENT ZONING:

PROPOSED ZONING:

CURRENT S.W. AREA:

FUTURE SITE AREA:

EXISTING USE:

PROPOSED USE:

PROPOSED DENSITY:

BUILDING HEIGHT:

PARKING REQUIRED:

OPEN SPACE:

TREE SAVE:

02528117, 02528101, 02508104

BP 6 B-3

8-12 SF

420,287 AC

TBD AFTER ROW DEDICATION

VACANT

MULTIFAMILY APARTMENTS

4,312 UNITS

15.30 DUA

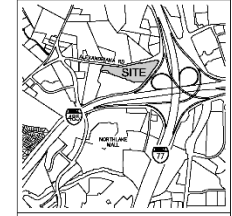
SHALL MEET ORDINANCE REQUIREMENTS

SHALL MEET ORDINANCE REQUIREMENTS

SHALL MEET ORDINANCE REQUIREMENTS

CENTER SHALL MEET THE TREE

ORDINANCE REQUIREMENTS



VICINITY MAP  
SCALE: NTS



5100 Williams Blvd, Ste 200 Charlotte, NC 28208  
704.342.3000  
www.drgpa.com



REZONING PETITION  
FOR PUBLIC HEARING  
2020-0XX  
REZONING DOCUMENT

ALEXANDRIANA SITE  
CHARLOTTE, NC 28211  
EVOLVE COMPANIES  
2015 EIGHTH STREET, SUITE 200  
WILMINGTON, NC 28403  
919-455-1051

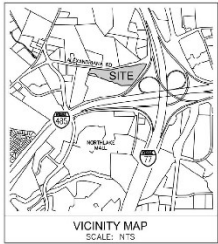
SCHEMATIC  
SITE PLAN

SCALE: 1" = 80'

PROJECT #: 903-001  
DRAWN BY: JH  
CHECKED BY: NH

SEPTEMBER 8, 2020  
REVISIONS:

1:771-485  
INTERCHANGE



**SITE DATA**

**PROPOSED ZONING:** R-17 MF

**SITE AREA:** ±20.267 ACRES

**PROPOSED UNITS:** 312 UNITS







# Questions